



£280,000

At a glance...



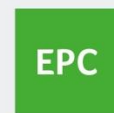
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COUNCIL
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**holland
& odam**

Upper Floor Flat
29 Glastonbury Road
Wells
BA5 1TW

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39 onto Glastonbury Road. The property can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease – 999 years from 1 January 2001
Peppercorn rent



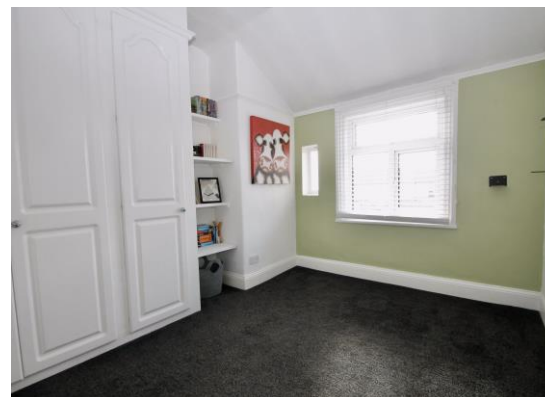
Location

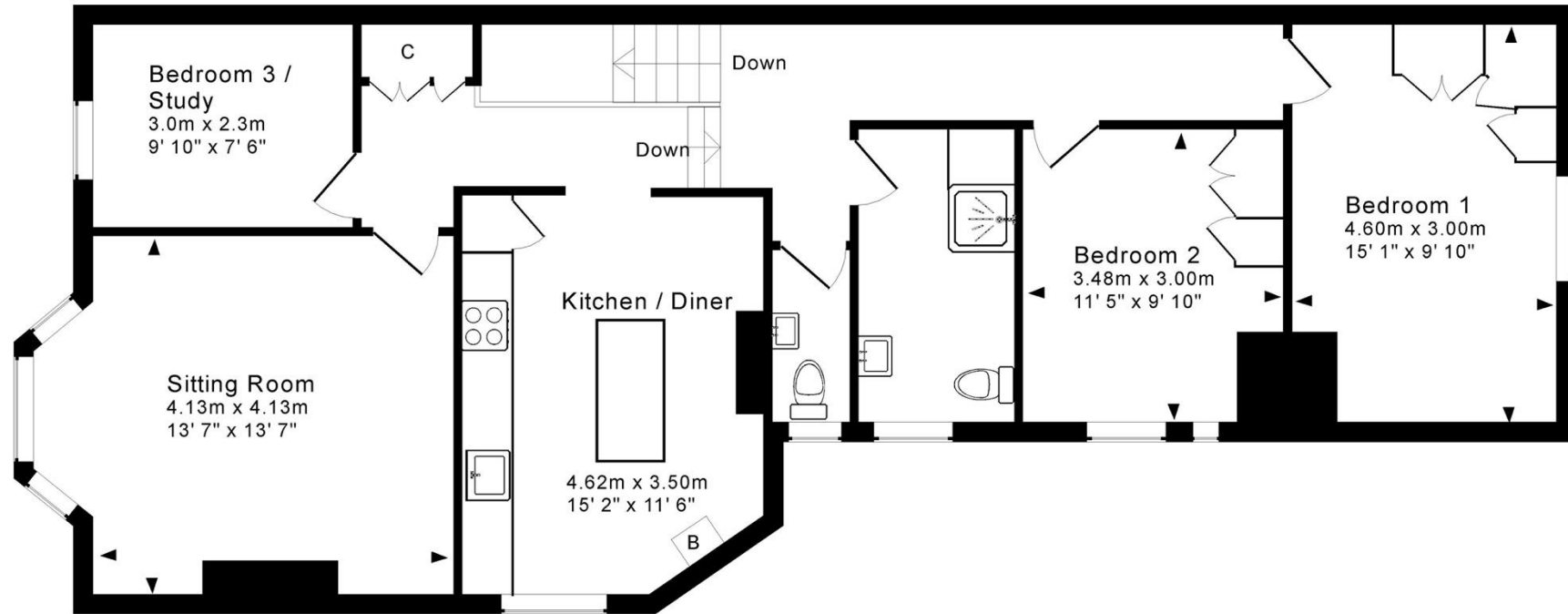
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

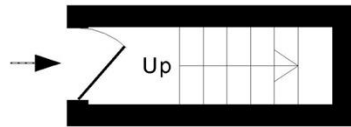
A deceptively spacious first floor flat within a Victorian townhouse with the added benefit of a private garden and parking. Level walk to the city centre. Must be viewed to be appreciated!

- Offering flexible accommodation with huge scope to provide further accommodation within the roof space (subject to the necessary permission)
- Sitting room with feature gas fire and bay window overlooking the Medical Centre
- Large dining kitchen with feature fireplace and space for various appliances
- Three bedrooms (one of which could make a good home office)
- Stylish shower room (formerly a bathroom)
- Gas fired central heating
- Mainly double glazed
- Private garden c.16.75m x 7.5m (55' x 24') also providing parking
- No onward chain





First Floor



Ground Floor

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 Drawing Number : 147-0723

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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